

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12905 as amended, of Ian M. Hume and J.M. Hume, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 4101.44 to use all floors of the subject premises as professional offices in an SP-2 District at the premises 933 Massachusetts Avenue, N.W., (Square 370, Lot 806).

HEARING DATE: May 16, 1979

DECISION DATE: May 16, 1979 (Bench Decision)

FINDINGS OF FACT:

1. At the public hearing, Mr. Ian Hume testified that the initial applicants, Benjamin and Ruby Fowe, had sold the subject premises to him and his wife since the time this application had been advertised. The Chair granted the amendment of the application to reflect the new owners of the subject property as Ian M. Hume and J. M. Hume.

2. The subject property is situated on the north side of Massachusetts Avenue between 9th and 10th Streets, N.W. It is known as 933 Massachusetts Avenue, N.W. and is in an SP-2 District.

3. The subject property is improved with a three story building formerly used as a single family residence.

4. Existing uses in the subject block include a trade union organization, a commercial printing operation and rooming houses. Approximately half of the block is vacant land, most of which presently serves as a commercial parking lot. There are no single family residences within 200 feet of the subject property.

5. The applicant proposes to convert the subject premises to office space for professional persons or non-profit organizations, as provided for in Paragraph 4101.44 of the Zoning Regulations.

6. There will be no changes to the exterior of the building. The red brick will remain as is. The interior will be remodelled and will involve no structural changes.

7. Because of the small size of the subject site, there will be no adverse traffic impacts. Several bus lines, as well as metrorail service, are available in the immediate area. There are also several parking lots in the vicinity. Two of these lots are on L Street and on Massachusetts Avenue and one is on 12th Street.

8. Because of the small size of the building, approximately 2,000 feet, there is no on-site parking required under the Zoning Regulations.

9. The application was referred to the Office of Planning and Development, but no report from the office was received.

10. There was no opposition to the application.

11. Advisory Neighborhood Commission 2C made no recommendation on the application.

CONCLUSIONS OF LAW:


Based on the findings of fact, the Board concludes that the applicant has complied with the provisions of paragraph 4101.44 of the Zoning Regulations, in that the subject premises will be occupied by professionals and non-profit organizations. The Board also concludes that the use, height, bulk and design are in conformity with neighboring property and that it will not create dangerous or other objectionable traffic conditions.

The Board further concludes that the use will not tend to affect adversely the use of neighboring property and will be in harmony with the general purpose and intent of the Zoning Regulations and maps. Accordingly, it is ORDERED that the application is GRANTED.

VOTE: 4-0 (John G. Parsons, Chloëthiel Woodard Smith, Charles R. Norris, Leonard L. McCants to grant, William F. McIntosh not present, not voting).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: _____


STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: _____

13 JUN 1979

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.